

# Extract for Planned Development

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## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

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deferred and published with the exception of Application Numbers 10783, 10780, A-2848, A-2850, 10781, 10802 and 10770 which I move for immediate passage today because "time is of the essence" on these particular matters.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,  
*Chairman.*

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Mazola, Rush, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Madrzyk, Burke, Jones, Coleman, Streeter, Murphy, Troutman, Evans, Garcia, Laski, Miller, Medrano, Gutierrez, Hendon, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Cullerton, Laurino, Doherty, Natarus, Eisendrath, Hansen, Levar, Shiller, M. Smith, Moore, Stone -- 45.

*Nays* -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 1-G.  
(As Amended)*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development Number 118 and C2-3 and C3-3 symbols and indications as shown on Map No. 1-G in the area bounded by:

North Ogden Avenue; a line passing through both a point along the east line of North Ogden Avenue 369 feet northeasterly from the intersection of North Ogden Avenue and West Madison Street and a point 194 feet north of West Madison Street on the east line of the alley next southeast of and parallel to North Ogden Avenue; the east line of the alley next southeast of and parallel to North Ogden Avenue; the north line of the

alley next north of and parallel to West Madison Street from its intersection with the northeasterly and southwesterly alley parallel to North Ogden Avenue, to a point 137 feet west of North Bishop Street; a line 141 feet south from the north line of the east/west alley next north of and parallel to West Madison Street; and West Madison Street,

to the designation of Institutional Planned Development Number 118, as amended, and a corresponding use district is hereby established in the area above described, subject to such use and bulk regulations as are set forth in Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

*Institutional Planned Development Number 118  
(As Amended)*

*Plan Of Development Statements.*

1. The area delineated herein as "Institutional Planned Development" is owned or controlled by The Salvation Army, an Illinois not-for-profit corporation.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning. Egress to off-street parking and loading facilities for 1462 -- 1510 West Madison Street shall be from West Madison Street.
3. All applicable official reviews, approvals or permits are required to be obtained by The Salvation Army or its successors, assignees, or grantees.
4. Any dedication or vacation of streets and alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the The Salvation Army or its successors, assignees or grantees.

5. Any service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress or egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas. Fire lane access for emergency purposes shall be from West Madison Street.
6. In addition to the existing uses provided for in Planned Development Number 118, the following uses shall be permitted within the area delineated herein as Institutional Planned Development Number 118, as amended: the construction, maintenance and operation of a 6-story 58-unit H.U.D. apartment building as a residence for senior citizens at 1462 -- 1510 West Madison Street. The ground floor will contain a community room, library, kitchen, game room and apartments for senior citizens. The remaining floors will contain living apartments for senior citizens.
7. The proposed structure will not exceed any federal or local height restrictions.
8. Identification signs may be permitted within the area delineated herein as Institutional Planned Development, subject to the review and approval of the Department of Buildings and the Department of Planning.
9. The information in the table and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Institutional Planned Development, and illustrates that the development of such area will be in general compliance with the intent and purpose of the Chicago Zoning Ordinance.
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.
11. The improvements on the property, including all entrances and exits to the parking and loading areas, shall be designed and constructed in general conformance with the Site Plan. The landscaping within the property (including the adjacent right-of-way) shall be installed and maintained at all times in general conformance with the Landscape Plan. The landscaping will include sod, shrubbery and trees on site. Sidewalks, driveways and curbs will be installed and maintained by the City.

12. This Plan of Development consists of 12 statements; an Existing Zoning Map; a Property Line and Right-of-Way Adjustment Map; a Generalized Land Use Map; an Existing Land Use Map; a Use and Bulk Regulation and Data Sheet; and a Site Plan and Landscape Plan prepared by McBride and Dudley, Ltd., both dated March 28, 1991.

[Existing Zoning and Street System Map, Property Line and Right-of-Way Map, Generalized Land Use Plan and Existing Land Use Map attached to this Plan of Development printed on pages 4264 through 4267 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

*Planned Development*

*Use And Bulk Regulations And Data.*

Existing Site Area:	46,556 square feet equals 1.068 acres
Additional Site Area:	<u>20,889</u> square feet equals <u>0.479</u> acres
Net Site Area:	67,445 square feet equals 1.547 acres
General Description:	Existing 1-story, 14,353 square foot Community Center including offices, classroom, and 2,500 square foot chapel/auditorium.  New Construction: a 6-story, 41,539 square foot 58 unit apartment building for the elderly, off-street parking, loading, passive, recreational and open areas.

Maximum Floor Area Ratio: 3.9

Maximum Percent of Land Covered: 45%

Minimum Number of Off-Street Parking Spaces:

Community Center: 34 (existing)

Apartment Buildings: 20

Minimum Number of Off-Street Loading Spaces:

Apartment Building: 1

Minimum Ground Level Set-Backs:

Community Center: 4.70 feet from Madison Street  
(existing)

7.37 feet from Ogden Avenue  
(existing)

Apartment Building: 10.0 feet from Madison Street

Along all other property lines: 0.0 feet

Set-back and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement of, existing structures, or where necessary because of technical reasons, subject to the approval of the Department of Planning.

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*Reclassification Of Area Shown On Map Number 1-K.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 1-K in the area bounded by:

(Continued on page 4268)

SITE ADDRESS: 1500 W. MADISON CHICAGO, IL

DATE: 4/3/91

RESIDENCE DISTRICTS

R1 SINGLE-FAMILY RESIDENCE DISTRICT  
 R2 SINGLE-FAMILY RESIDENCE DISTRICT  
 R3 GENERAL RESIDENCE DISTRICT  
 R4 GENERAL RESIDENCE DISTRICT  
 R5 GENERAL RESIDENCE DISTRICT  
 R6 GENERAL RESIDENCE DISTRICT  
 R7 GENERAL RESIDENCE DISTRICT  
 R8 GENERAL RESIDENCE DISTRICT

BUSINESS DISTRICTS

B1-1 TO B1-5 LOCAL RETAIL DISTRICTS  
 B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS  
 B3-1 TO B3-5 GENERAL RETAIL DISTRICTS  
 B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS  
 B5-1 TO B5-5 GENERAL SERVICE DISTRICTS  
 B6-5 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS  
 B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

AMENDED  
 7-9-85

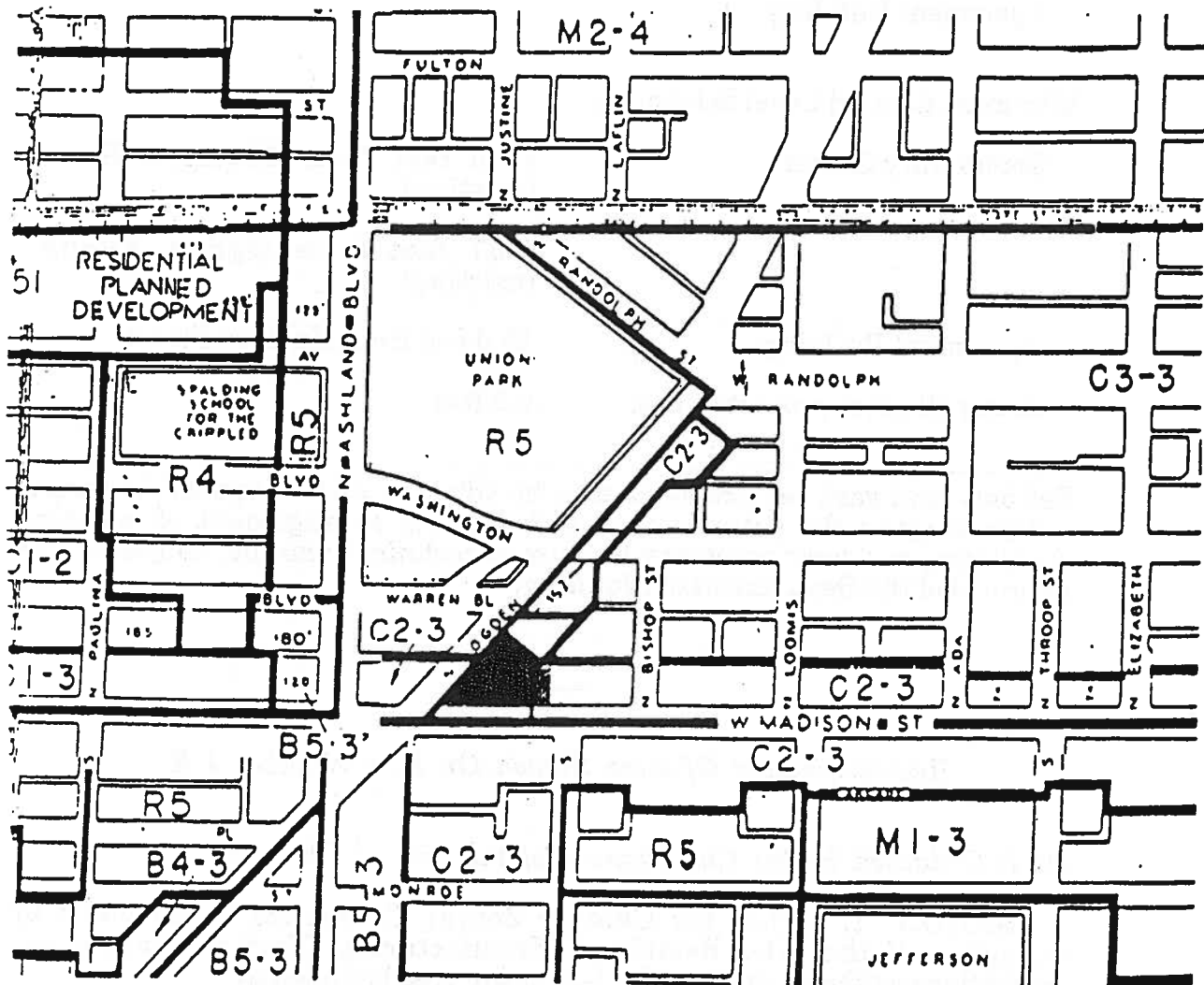
COMMERCIAL DISTRICTS

C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS  
 C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS  
 C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS  
 C4 MOTOR FREIGHT TERMINAL DISTRICT

MANUFACTURING DISTRICTS

M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS  
 M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS  
 M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT

## PLAN DEVELOPMENT SITE:



# EXISTING ZONING & STREET SYSTEM MAP

NORTH

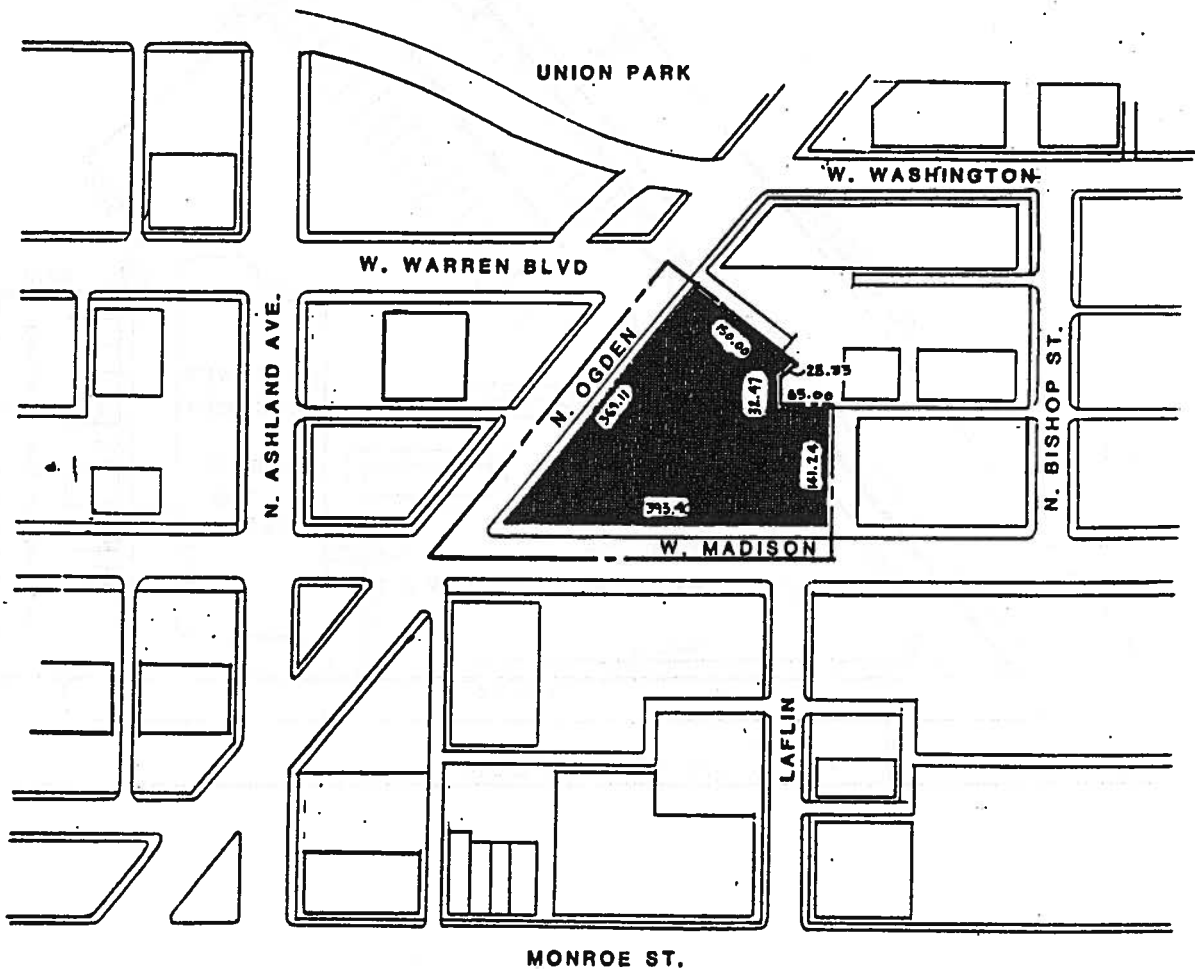


**LEGEND**

----- PLANNED DEVELOPMENT BOUNDARY

■ SITE AREA

PROPOSAL: 6 STORY APARTMENT BUILDING FOR THE  
ELDERLY WITH OFF STREET PARKING,  
LOADING AREAS & OPEN AREAS.

**PROPERTY LINE & R.O.W. MAP**

SCALE: 1" : 200'-0"

APPLICANT NAME: THE BALVATION ARMY  
CHICAGO, IL.

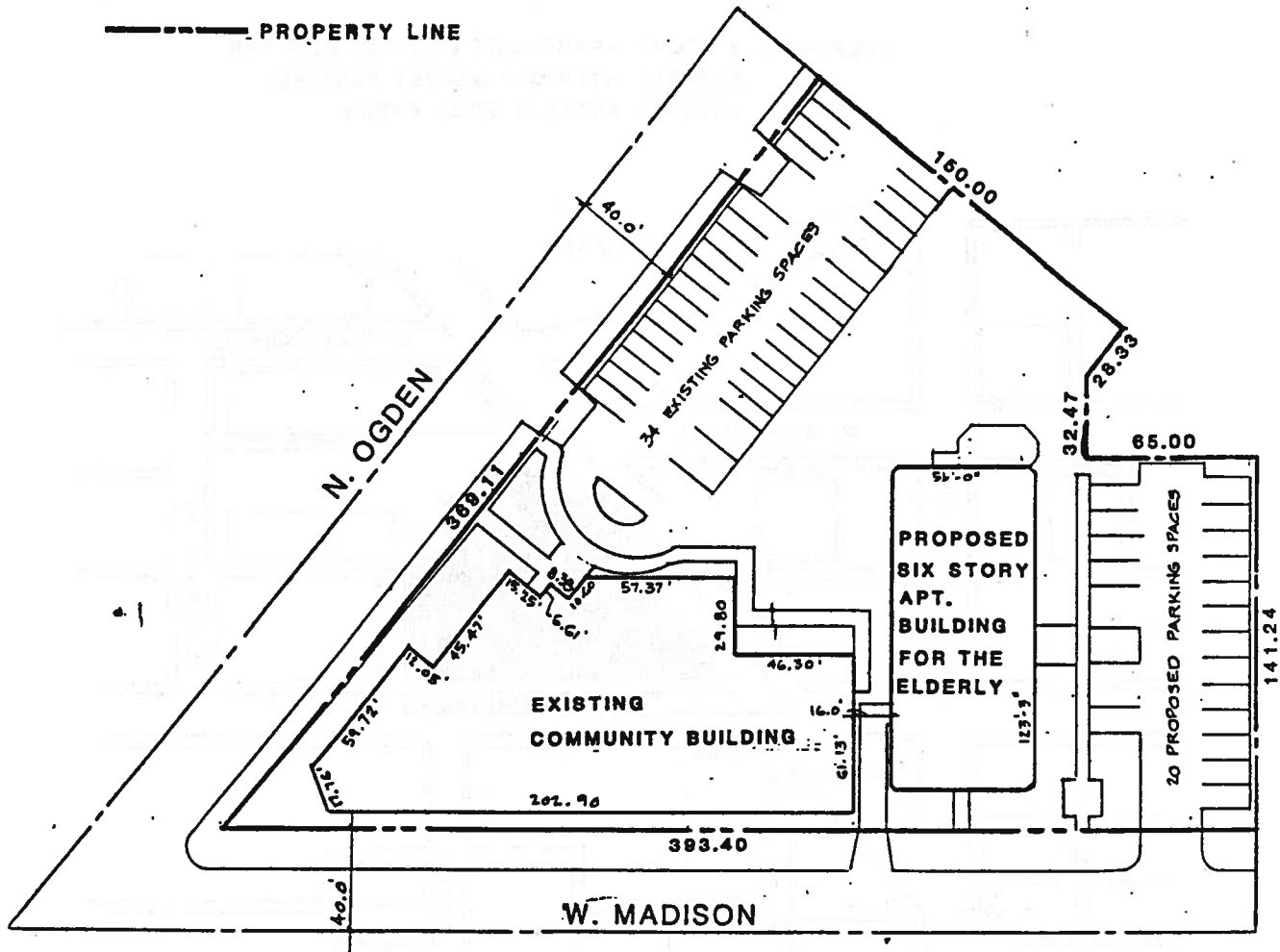
DATE: 4/4/91





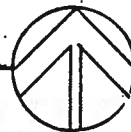
**LEGEND**

--- R.O.W.  
--- PROPERTY LINE

**GENERALIZED LAND USE PLAN**

SCALE: 1" : 60'-0"

NORTH



APPLICANT NAME: THE SALVATION ARMY  
CHICAGO, IL.

DATE: 4/4/91

**LEGEND**

----- PLANNED DEVELOPMENT BOUNDARY

SITE AREA

O OFFICE

C COMMERCIAL

RT RESIDENTIAL TRANSIENT

I INSTITUTIONAL

FS FIRE STATION

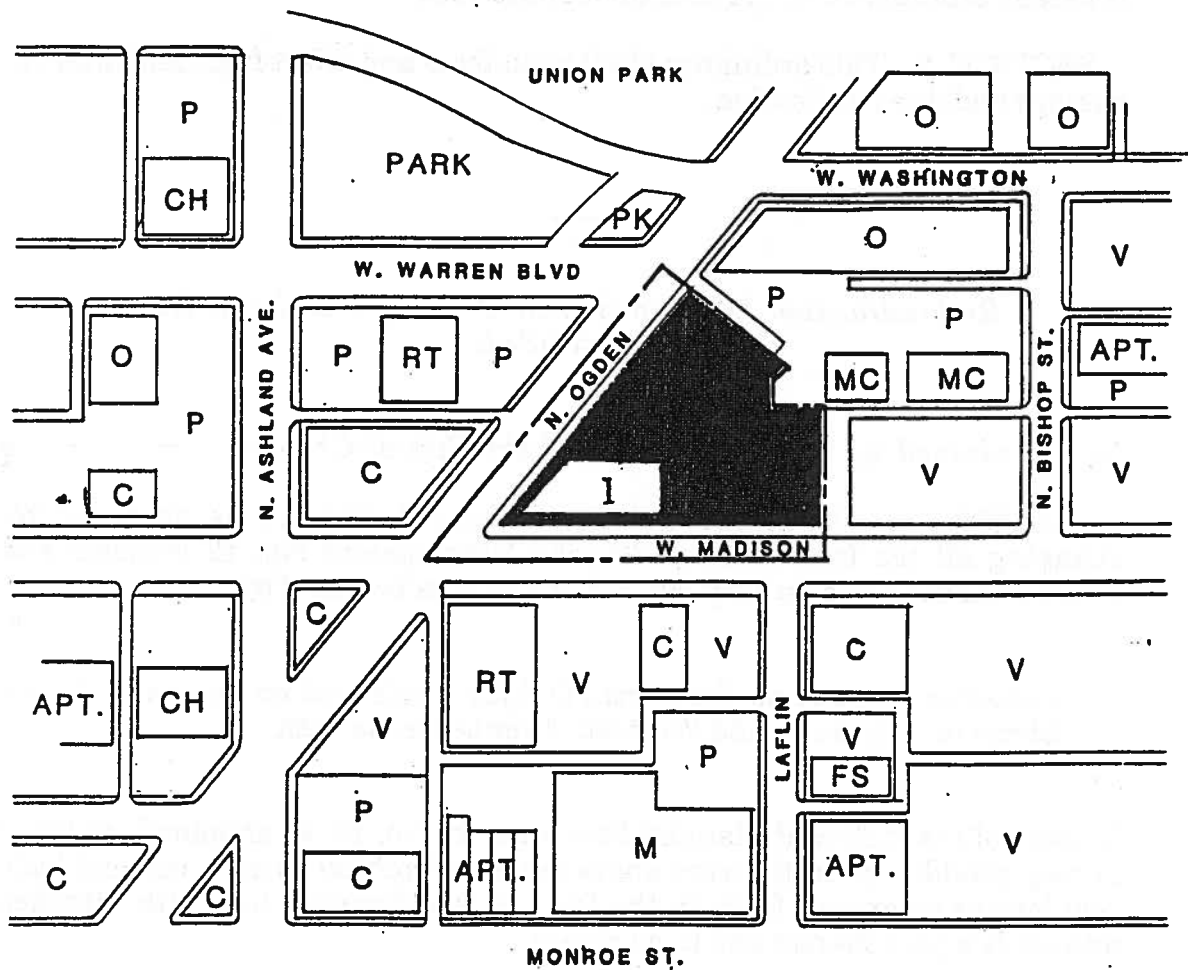
CH CHURCH

P PARKING

V VACANT LOT

MC MEDICAL CLINIC

APT. APARTMENT BLDG.

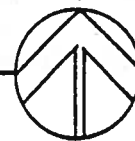
**EXISTING LAND USE MAP**

SCALE: 1" : 200'-0"

APPLICANT NAME: THE SALVATION ARMY  
CHICAGO, IL.

DATE: 4/4/91

NORTH



(Continued from page 4263)

the alley next north of West Fulton Street; a line 52.4 feet east of North Kilpatrick Avenue; West Fulton Street; and North Kilpatrick Avenue,

to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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*Reclassification Of Area Shown On Map Number 3-H.  
(As Amended)*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development No. 12 symbols and indications as shown on Map No. 3-H in the area bounded by:

LeMoyne Avenue on the north; Oakley Boulevard on the east; Hirsch Street on the south; and Western Avenue on the west,

to those of Institutional Planned Development No. 12, as amended, which is hereby established in the area above described subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

(continued from page 9067)

The following is said ordinance as passed:

***Be It Ordained by the City Council of the City of Chicago:***

SECTION 1. That the City Comptroller is authorized to execute on behalf of the City of Chicago, a renewal lease from Seymour Gagerman (Owner) for approximately 2,500 square feet in one-story brick building at Nos. 4348-4350 W. 16th Street, an additional 450 square feet of store space, for a total of 2,950 square feet; for use as an Infant Welfare Station by the Chicago Board of Health; such lease to be approved by the Commissioner of the Board of Health, and to be approved as to form and legality by the Corporation Counsel in the following form:

[Lease attached to this ordinance printed on page 9071 of this Journal]

SECTION 2. This ordinance shall be effective from and after the date of its passage.

**Chicago Zoning Ordinance Amended to Reclassify Particular Areas.**

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of Proceedings of September 19, 1974, page 8897, recommending that the City Council pass eight proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendations and *each* of the eight proposed ordinances was *Passed*, by yeas and nays as follows:

**Yeas**—Aldermen Barnett, Kenner, Evans, Sawyer, Jones, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Burke, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Rhodes, Marzullo, Ray, Washington, Cross, Filippini, Gabinski, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Simon, Pucinski, Natarus, Singer, Simpson, Fifielski, Cohen, Hoellen, Hedlund, Stone—43.

**Nays**—None.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

***Reclassification of Area Shown on Map No. 1-G.***

***Be It Ordained by the City Council of the City of Chicago:***

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C2-4 General Commercial District symbols and indications as shown on Map No. 1-G in the area bounded by

N. Ogden Avenue, a line passing through both a point along the east line of N. Ogden Avenue 369 feet northeasterly from the intersection of N. Ogden Avenue and W. Madison Street and a point 209 feet north of W. Madison Street on

the west line of the alley next southeast of and parallel to N. Ogden Avenue, the alley next southeast of and parallel to N. Ogden Avenue, a line 103 feet north of W. Madison Street, a line 150 feet west of N. Bishop Street, W. Madison Street

to those of Institutional Planned Development, and a corresponding use district is hereby established in the area above described.

[Plan of Development printed on pages 9072 to 9076 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

***Reclassification of Area Shown on Map No. 4-G.***

***Be It Ordained by the City Council of the City of Chicago:***

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District and B5-2 General Service District symbols and indications as shown on Map No. 4-G in the area bounded by

W. Maxwell Street; S. Peoria Street; W. 14th Street; S. Sangamon Street; the alley next north of and parallel to W. 14th Street; and the alley next east of and parallel to S. Sangamon Street

to those of a C3-2 Commercial Manufacturing District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

***Reclassification of Area Shown on Map No. 6-I.***

***Be It Ordained by the City Council of the City of Chicago:***

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M3-3 (Heavy Manufacturing) and M2-3 (General Manufacturing) symbols and indications as shown on Map No. 6-I in the area bounded by

W. 26th Street; the west line of the right of way of the Pittsburgh, Cincinnati, Chicago and St. Louis Railway and the west line of the Chicago and Illinois Western Railroad as detailed in the legal description attached hereto; W. 31st Street; W. 31st Boulevard; S. California Boulevard; a line 1600 feet South of the south line of W. 26th Street; and a line 760 feet East of the east line of S. California Boulevard

to the designation of an Industrial Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 9077 to 9081 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

(continued on page 9082)

## INSTITUTIONAL PLANNED DEVELOPMENT

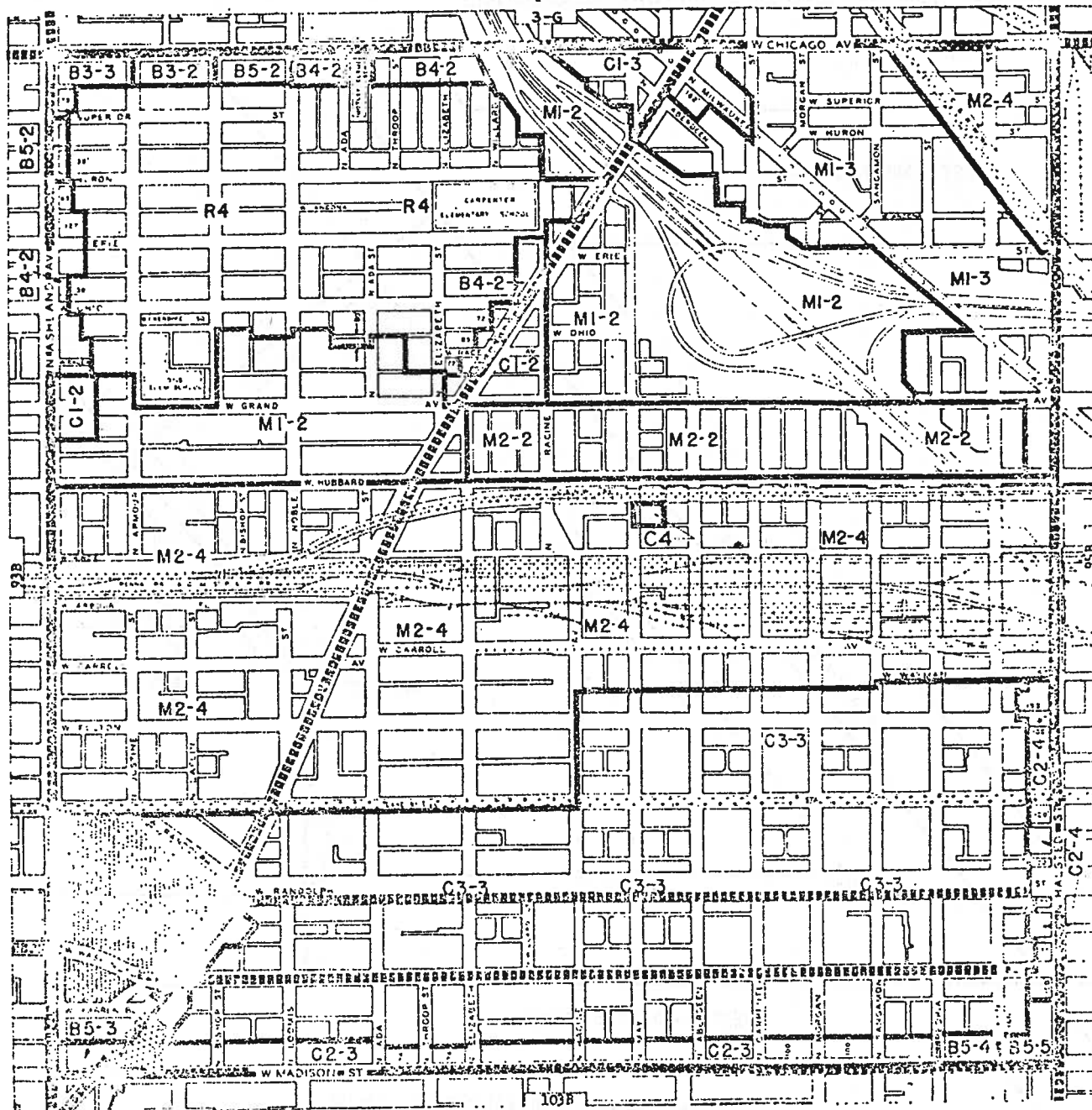
#118

## PLAN OF DEVELOPMENT

## STATEMENTS

1. The area delineated hereon as "Institutional Planned Development" is owned by The Salvation Army, an Illinois not-for-profit corporation, whose address is 875 North Dearborn Street, Chicago, Illinois.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. All applicable official reviews, approvals or permits are required to be obtained by The Salvation Army or its Successors, Assignees, or Grantees.
4. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Applicant or his Successors, Assignees, or Grantees.
5. Any service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved area.
6. The following uses shall be permitted within the area delineated herein as Institutional Planned Development:  
  
Community center, including group quarters; medical and related uses; chapel/auditorium; laboratories; and parking.  
  
Laboratories or research facilities contained therein shall be governed by performance standards as set forth under the M 1 Zoning District Classification in the Chicago Zoning Ordinance.
7. Identification signs may be permitted within the area delineated herein as Institutional Planned Development, subject to the review and approval of the Department of Buildings and the Department of Development and Planning.
8. The information in the table and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Institutional Planned Development", and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Development and Planning.

# INSTITUTIONAL PLANNED DEVELOPMENT EXISTING ZONING & PREFERENTIAL STREET SYSTEM



PROJECT SITE  
C2-4

APPLICANT: THE SALVATION ARMY  
DATE: July 10, 1974

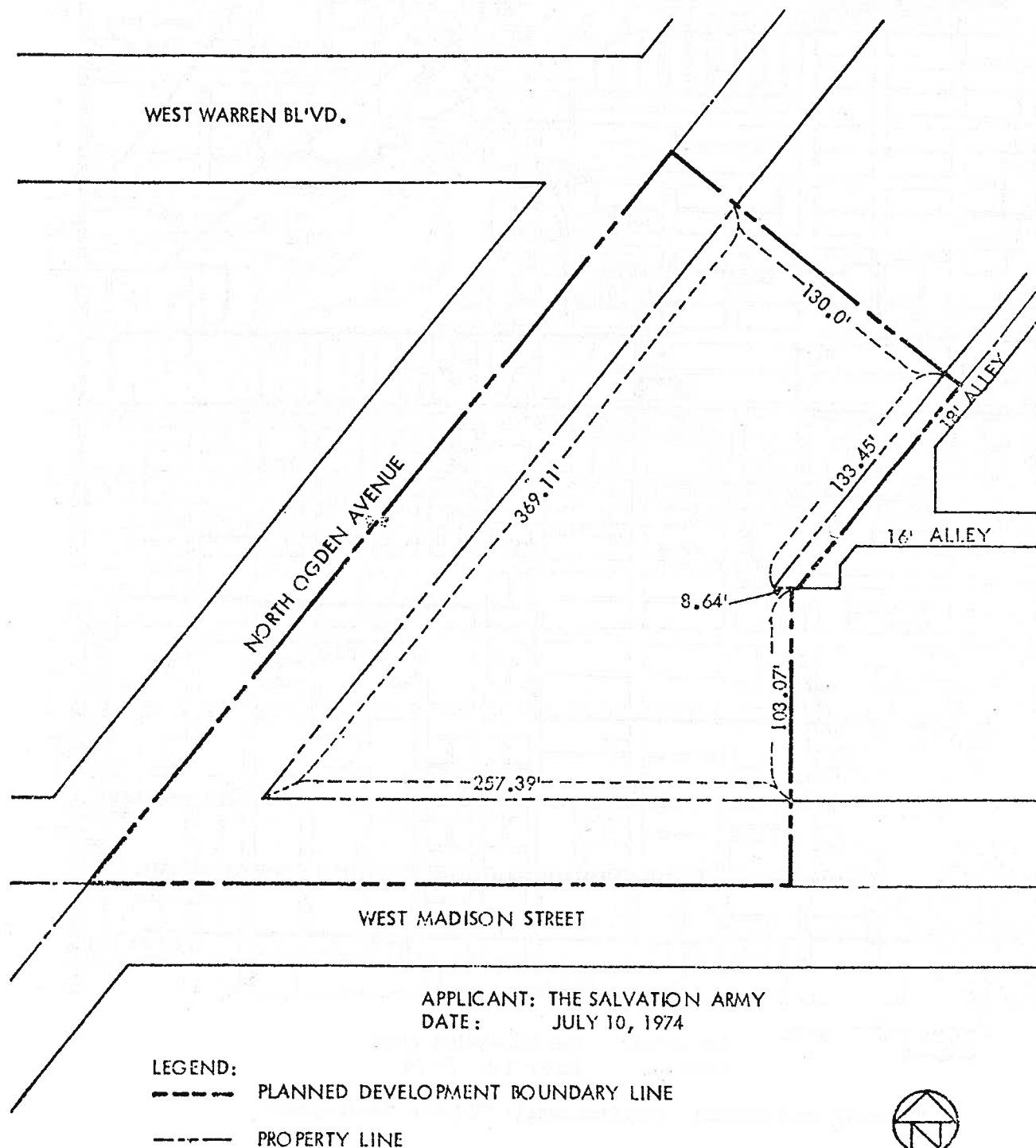
Proposed Residential (Institutional) Planned Development

Zoning District Boundary —————

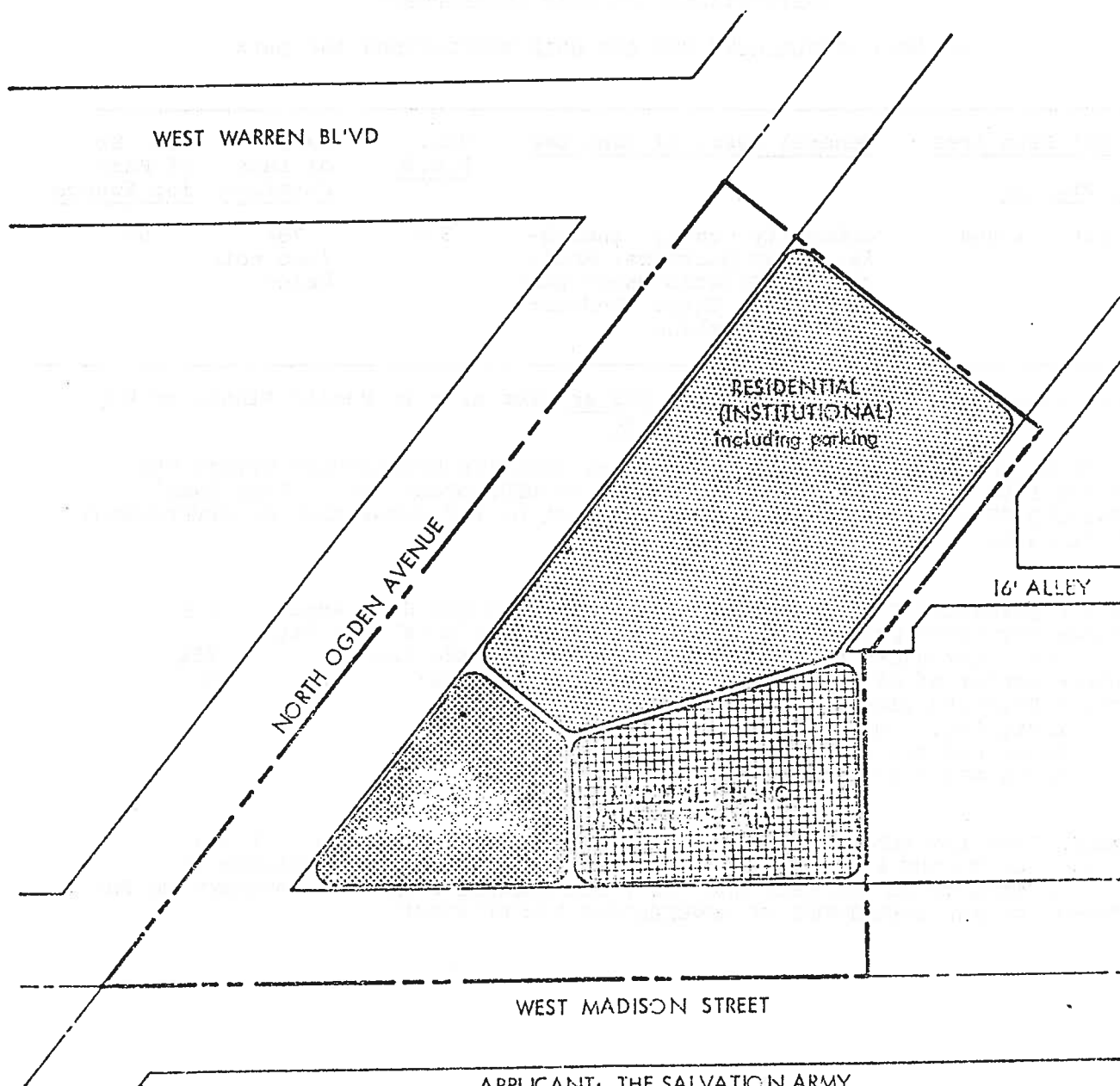
Parks & Playgrounds |||||||

Preferential Streets |||||

INSTITUTIONAL PLANNED DEVELOPMENT  
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS






INSTITUTIONAL PLANNED DEVELOPMENT  
PROPOSED GENERALIZED LAND USE



APPLICANT: THE SALVATION ARMY  
DATE: JULY 10, 1974

LEGEND:

-  RESIDENTIAL (INSTITUTIONAL) including parking
-  CHAPEL/AUDITORIUM (INSTITUTIONAL)
-  MEDICAL CLINIC (INSTITUTIONAL)



SCALE 1" = 60'



## INSTITUTIONAL PLANNED DEVELOPMENT

## PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

<u>Net Site Area</u>		<u>General Desc. of Land Use</u>	<u>Max. F.A.R.</u>	<u>Max. % of Land Coverage</u>	<u>Min. No. of Park- ing Spaces</u>
<u>Sq. Ft.</u>	<u>Ac</u>				
46,556	1.068	Community Center, including Group Quarters; Medical and Related Uses; Laboratories; Chapel/Auditorium; and Parking	3.9	75% (see note below)	54

Gross Site Area= Net Site Area of 1.068 ac plus Area in Public Rights of Way  
of 0.678 ac = 1.746 ac

THE ABOVE-NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

Maximum permitted Floor Area Ratio for the Total Net Site Area: 3.9  
 Maximum permitted percentage of land coverage for Total Net Site Area (exclusive of parking structure) at grade level: 75%  
 Minimum number of off-street parking spaces required: 54  
 Minimum Setbacks from the property line:  
     Along Ogden Avenue - 4 ft.  
     Along Madison Street - 4 ft.  
     Along all other property lines - 0 ft.

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHEN NECESSARY FOR TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

Applicant: The Salvation Army

Date: July 10, 1974